

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Wayne County Consortium**

State: **MI**

PJ's Total HOME Allocation Received: **\$32,047,183**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	20		
% of Funds Committed	91.39 %	93.17 %	18	96.45 %	9	12	
% of Funds Disbursed	71.44 %	84.99 %	19	87.93 %	1	4	
Leveraging Ratio for Rental Activities	15.52	3.19	1	4.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	68.03 %	88.92 %	18	83.38 %	12	12	
% of Completed CHDO Disbursements to All CHDO Reservations***	30.90 %	68.80 %	19	70.15 %	5	7	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	98.15 %	87.48 %	3	80.67 %	93	91	
% of 0-30% AMI Renters to All Renters***	83.33 %	52.41 %	2	45.30 %	97	95	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.50 %	1	95.32 %	100	100	
Overall Ranking:			In State:	13 / 20	Nationally:	40 43	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$20,542	\$26,390		\$26,635	108 Units	11.00 %	
Homebuyer Unit	\$12,867	\$17,384		\$14,938	822 Units	83.50 %	
Homeowner-Rehab Unit	\$11,085	\$22,621		\$20,675	55 Units	5.60 %	
TBRA Unit	\$0	\$5,889		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Wayne County Consortium MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$124,238	\$85,562	\$57,822
State:*	\$78,977	\$73,606	\$19,368
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 1.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.05

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	15.7	62.0	90.9	0.0	Single/Non-Elderly:	14.8	30.4	21.8	0.0
Black/African American:	83.3	31.6	7.3	0.0	Elderly:	28.7	2.2	1.8	0.0
Asian:	0.0	0.2	0.0	0.0	Related/Single Parent:	52.8	30.9	14.5	0.0
American Indian/Alaska Native:	0.0	0.2	0.0	0.0	Related/Two Parent:	3.7	31.5	50.9	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	5.0	1.8	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	1.5	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.1	0.0	0.0					
Asian/Pacific Islander:	0.0	0.2	0.0	0.0					
ETHNICITY:									
Hispanic	0.9	4.0	1.8	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	41.7	25.4	18.2	0.0	Section 8:	75.0	0.1 [#]		
2 Persons:	26.9	21.7	23.6	0.0	HOME TBRA:	0.9			
3 Persons:	24.1	26.7	27.3	0.0	Other:	13.0			
4 Persons:	2.8	16.1	21.8	0.0	No Assistance:	11.1			
5 Persons:	4.6	7.0	5.5	0.0					
6 Persons:	0.0	2.6	1.8	0.0					
7 Persons:	0.0	0.5	1.8	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			154	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Wayne County Consortium

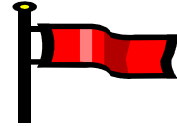
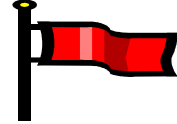
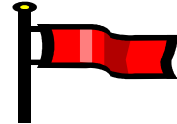
State: MI

Group Rank: 40
 (Percentile)

State Rank: 13 / 20 PJs

Overall Rank: 43
 (Percentile)

Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	68.03	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	30.9	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	98.15	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	3.58	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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